

130.A

0002

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

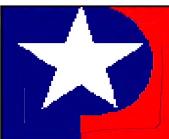
377,200 / 377,200

USE VALUE:

377,200 / 377,200

ASSESSED:

377,200 / 377,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	106
Owner 1: CHEVIGNARD ALBAN JACQUES/ TR		
Owner 2: ALBAN JACQUES CHEVIGNARD TRUS		
Owner 3:		

Street 1: 125 PLEASANT ST UNIT 106	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CHEVIGNARD ALBAN J -	
Owner 2: -	
Street 1: 125 PLEASANT ST UNIT 106	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R6
o	APTS LOW
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6036																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	377,200			377,200		130806
							GIS Ref
							GIS Ref
							Insp Date
							10/12/17

PREVIOUS ASSESSMENT		Parcel ID		130.A-0002-0106.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	377,200	0	.	377,200	377,200
2021	102	FV	371,800	0	.	371,800	371,800
2020	102	FV	361,000	0	.	361,000	361,000
2019	102	FV	355,800	0	.	355,800	355,800
2018	102	FV	292,400	0	.	292,400	292,400
2017	102	FV	271,300	0	.	271,300	271,300
2016	102	FV	271,300	0	.	271,300	271,300
2015	102	FV	238,800	0	.	238,800	238,800

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CHEVIGNARD ALBA	72065-422	2	12/27/2018	Convenience	99 No No
REYNOLDS HANSON	64679-114		12/18/2014		291,000 No No
CULLINANE DORIS	52066-106		1/9/2009		250,000 No No
CULLINANE DORIS	46842-203		1/19/2006	Family	99 No No
	17313-402		8/1/1986		149,900 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/12/2017									Measured		DGM	D Mann					
4/9/2009									MLS		MM	Mary M					
5/6/2000											197	PATRIOT					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 11 - Membrane				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: D - AVGD				Frl: 0	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1948		Eff Yr Blt:		Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict:		Fact: .		Floor: 1 - 1st Floor				Totals				RMs: 3	BRs: 1	Baths: 1	HB: 0		
Const Mod:				% Own: 4.578999996				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name: 21 - 6036				Exterior:				No Unit	RMS	BRS	FL		
INTERIOR INFORMATION				DEPRECIATION				Interior:				1	3	1	0		
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			Additions:									
Prim Int Wal 2 - Plaster				Functional:	%			Kitchen:									
Sec Int Wall: %				Economic:	%			Baths:									
Partition: T - Typical				Special:	%			Plumbing:									
Prim Floors: 4 - Carpet				Override:	%			Electric:									
Sec Floors: %				Total: 30.6 %				Heating:									
Bsmnt Flr:				CALC SUMMARY				General:				Totals					
Subfloor:				Basic \$ / SQ: 325.00								1	3	1			
Bsmnt Gar:				Size Adj.: 1.08139539													
Electric: 3 - Typical				Const Adj.: 1.16608334													
Insulation: 2 - Typical				Adj \$ / SQ: 409.824													
Int vs Ext: S				Other Features: 30000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: %			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 543526													
% Com Wal	% Sprinkled			Depreciation: 166319													
Mobile Home				Depreciated Total: 377207													
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 130.A-0002-0106.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			
IMAGE AssessPro Patriot Properties, Inc																	
																	